

WEST UNIVERSITY HISTORIC ZONE ADVISORY BOARD

Minutes of Meeting

April 27, 2010

The West University Historic Zone Advisory Board met at the Trinity Presbyterian Church at 400 East University Boulevard in the Fellowship Hall on Tuesday, April 27, 2010. The meeting was called to order by Board Chairman Jim Bly, at 6:00 P.M.

- 1. Sign In - Members Present:** Jim Bly - Chair, Jim Phillips, Val Little, Noah Sensibar, Barbara Macri, Matt Williams, Chris Gans and Jeff Thomas.

Members Absent: Lori Boston

Guests: Scott L. Riggins, Erin Riggins, Nancy Riggins, Ed Stokes, Bob Vint, Bill Fetzer, Chris Martin, Raul Reyes, Jim Horvath, Toby Horvath

- 2. First order of business;** Jim Phillips moves to approve the meeting minutes from March 23, 2010. Matt Williams seconds. Approval unanimous.
- 3. Guidelines:** The Board began review from the Design Guidelines B – Secondary Buildings. The Board reviewed to page 19, Design Guidelines D – Additions.
- 4. HPZ 10-13 Applicant: Architect Bob Vint. Owners: Scott and Nancy Riggins. Address: 620 E. 1st St. Demolition and new construction.** Mr. Vint presented the proposed changes he made since our last meeting, March 23, 2010. He showed his drawings with windows revised to wood double hung windows with brick sills and lintels. The new proposed roof extends over the property line, but the neighbor's roof extends over into the owner's property; they might define an easement and have the neighbor sign off on it. A wall on the property line with no set back is fire rated therefore cannot have windows. Mr. Vint pointed out due to security concerns they have no low windows on the south elevation along the alley. Board members expressed concern with the large blank south elevation wall with no windows except at the second floor. A Board member noticed the wall shown on the east elevation no longer has wrought iron on top of it. The west facing wall is similar to a structure in the development zone except the new proposed wall will have gable and rafter overhangs. Mr. Vint shows how the windows do not line up as a function of the interior use. Windows are placed high because the owners don't want burglar bars on their windows. Board discussed relief on the wall or a wrought iron fence in front or it was suggested this is a great space for a landscape architect; plantings could enliven the wall. Cholla, tall blue agave and other plantings were discussed. Board members expressed concern with 1st Street views of the new proposed structure over and behind the existing structure, general massing, connected roofs that blurs whether this is a separate structure or an addition. More discussion ensued regarding the south elevations blank lower wall.

Chris Gans moved to approve the current plan with the addition of cactus plantings along the south wall. Val Little seconded. The motion passed 6 to 2.

5. Informal Review Applicant: Architect Raul Reyes. Address: 732, 742, and 744 E. University Blvd. Mr. Raul Reyes discussed three parcels sold at the Southwest corner of Euclid and University. The first parcel discussed is on Euclid and has four duplex units; the second parcel mentioned is just west of the duplexes has a single-family residence and another two-bedroom house in the rear. The third parcel has a two-story mission style or mission revival building and an accessory building in the back yard. The owners wanted a preliminary discussion so later they could come to WUHZAB with construction drawings. Mr. Reyes says it's not feasible to do all the work at one time and they intend to work in phases. They first intend to rehabilitate the first parcel, which are the four duplexes on Euclid. All exterior work would be compliant with WUHZAB guidelines. They intend to remove the bamboo along Euclid. Mr. Reyes said he contacted Frank Podgorski and Jonathan Mabry of the COT, they have copies of the historic survey and that all the structures are contributing historic except for the secondary structures behind the primary structures on the second and third parcels; they are non-contributing. At the duplexes, the noise along Euclid will prompt them to use double pane wood windows. They requested sound abatement to put a solid wall on top of the retaining wall. Board members requested to step the proposed future wall behind the existing retaining wall so as not to lose its distinguishing feature; Board also mentioned that only wrought iron is recommended by our guidelines, which will not help with excessive noise. Mr. Reyes said they would work with us on a future proposal. At the second parcel front building the owners intend to rehabilitate the front yard and landscaping first. That includes repair of a tipped over retaining wall. They hope to add one bedroom to the front contributing historic structure, probably to the rear of the existing two-bedroom structure. We discussed the beautiful carport with a driveway ramp leading to it; the owners intend to keep it. They proposed that the Board allow double parking in the carport and to remove the existing turnaround with a wall. The Board discussed cars backing out onto University, but their proposal would add landscaped front yard, which we agreed, would be advantageous. The owners intend to demo the non-contributing house at the back of the property. The Board said they would look at that structure before agreeing to a demolition permit. The third parcel is the two-story that is currently condemned because of stairs and electrical problems. Mr. Reyes says their intention is to rehabilitate this contributing historic two-story structure to conform to WUHZAB guidelines. This will be done after the first and second parcels are rehabbed. This major project to rehab the two-story condemned structure will be concurrent with their plans to add two new two-story residential structures to the rear of the second and third parcel. The two rear non-contributing structures will be demolished for this to be achieved. The proposed new structures footprints would be of similar size and scale to the buildings to the north but they will be two stories. A Board member asked where cars would park. Parking was shown behind the structures in the alley. A Board member pointed out we don't allow two new structures alike and Mr. Reyes stated they would not build two identical structures. The Board discussed

parking and Mr. Reyes said it helps the owners to make sure renters have no parking issues.

- 6. HPZ 09-44 Applicant: Mr. Bill Fetzer of Galileo Const. Owners: Rhea W. Goodrich. Address: 701-707 E. University Boulevard. Exterior improvements.** Mr. Fetzer presented the drawings and a list of proposed exterior improvements. He has started stucco patching and wood window repairs. Replacing all windows is cost prohibitive; he will rehab them instead. Mr. Fetzer said three windows would be replaced with historical windows identical to the existing wood windows. A Board member pointed out another improperly replaced metal window should also be replaced. Colors were discussed even though they are not a part of the Board's purview as this is a restoration. Mr. Fetzer hopes if funding allows, removing swamp coolers and replacing with air conditioning. He said he would place future ground floor condensers where the existing boiler is located and screen it.

Noah Sensibar moved to approve the plans as submitted to replace like for like and restoring the windows that had been improperly replaced with non-historic windows with historically accurate windows. Jim Phillips seconded. The motion was approved unanimously.
- 7. HPZ 08-21 Owners / Applicants: Ed and Lisa Stokes Address: 933 N. 6th Ave. New roof replacement.** Mr. Ed Stokes said he put a metal roof on his house and received a violation; he has been to Superior court and City court now he needs to know what is a compatible roof. The Board directed him to page 18 of our Historic Guidelines showing acceptable roofs. He asked to discuss law; he said that in Superior court our guidelines are not the law. The Board pointed out we use guidelines. A Board member pointed out the law did not uphold his appeals and he is not allowed to keep the existing metal roof. Mr. Stokes said he knew that, but he said Judge Leavitt (?) wants to know what a compatible roof is. The Board showed he could use wood shake, asphalt or architectural shingles. Mr. Stokes said the roof was originally wood and that asphalt shingles will create a sense of a false historical presence. Mr. Stokes said he went to Phoenix and got Eric Vondy of SHPO to write a letter stating the metal roof does not affect the status of the property as a contributor to the West University Historic District, it is still Contributing Historic. Mr. Stokes said if the Board tells him to put asphalt shingles on, he would go to the judge and appeal. The Board said that was his right. Mr. Stokes said metal roofs are allowed; we said our guidelines are specific that they are not allowed on primary structures. A Board member said he should have come before the Historic Advisory Board. Mr. Stokes said he didn't know metal roofs were not allowed when he put it on. A Board member said he called Mr. Stokes when he started the roof and Mr. Stokes said he doesn't react to crank phone calls. The Board member said he identified who he was and why he was calling. Mr. Stokes said he needed to see him and identify him but it was a crank call. The Board member reiterated that he identified himself and the problem and Mr. Stokes stated he would do as he pleased and he was on the Sam Hughes Board. We further discussed the guidelines, our recommendations and law. Mr. Stokes offered to hire an architect to help the Board re-write our guidelines. The Board asked what Mr.

Stokes was proposing as a new roof. Mr. Stokes said he proposed 30-year, three dimensional tab, asphalt shingles. He wanted to un-convert this structure to a single-family residence, but now he has given up that plan. Mr. Stokes asked the Board to pick a color; the Board said they did not choose colors. Mr. Stokes said he didn't know this metal roof was not allowed, he called the City and looked up WUNA's web site and never found any reference to the HPZ. Mr. Stokes said this is a financial hardship.

Barbara Macri moved to approve new roof replacement with a the proposed 30-year, architectural asphalt shingles to replace the existing metal roofing in whatever color Mr. Stokes desires, which is Silverwood. Chris Gans seconded. The motion passed with seven votes and one absence.

- 8. HPZ 10-23 Applicant / Owner: Peter Holpert. Address: 620 E. 4th St. Rebuild fire damaged rear of residence.** A Board member mentioned he couldn't see any fire damage. Mr. Holpert described the damage is underneath the asbestos tile, and there is heavy smoke damage. He said he would take the roof down to the framing, re-sheet it with three-quarter inch sheeting and cover with three-tab dimensional shingles. They presented that they have talked to an abatement company, which will take care of the asbestos disposal. Mr. Holpert stated he would replace the wood door with matching, the existing damaged wood windows will be cut out and have them duplicated.

Matt Williams moved to approve the plans as presented. Jim Phillips seconded. The motion was approved unanimously.

- 9. Announcements / Discussion:** The Board discussed the old chain link at the residence at 620 E. 4th St. We discussed the cause of the fire; an assistant stated he has found three fires started recently from laptop computer chargers. We discussed again the missing December 29, 2009 meeting notes. We discussed the next meeting time might be changed to have a quorum. The Board discussed contacting another neighbor to join the Board.

- 10. Call to Public:** No people in attendance.

- 11. Adjournment:** Matt Williams moved for adjournment and Jim Phillips seconded. The motion passed.

The meeting adjourned at 8:20 P.M.

SUBMITTED THIS 11th day of May, 2010

Jefferson (Jeff) W. Thomas
Secretary Pro Tem